

FINAL

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
 Type all entries—complete applicable sections

1. Name

historic Chapin Park Historic District

and/or common Park Avenue Neighborhood

2. Location

Area bounded approximately by the St. Joseph River on the North;
 street & number by Main Street on the east; by Madison St. on the south; not for publication
 and by Leland Avenue, Rex St., Portage Ave., Lindsey St. and
 William Street on the west
 city, town South Bend vicinity of congressional district Third (3rd)

state Indiana code 018 county St. Joseph code 141

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment <input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input checked="" type="checkbox"/> other: (Medical)

4. Owner of Property

name Multiple

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. County-City Building

street & number 227 W. Jefferson Blvd.

city, town South Bend state Indiana

6. Representation in Existing Surveys

title Indiana Historic Sites and Structures Survey has this property been determined eligible? ☐ yes ☒ no

date 1977-80 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Indiana Department of Natural Resources

city, town Indianapolis state Indiana

7. Description

Condition

☒ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☒ moved date _____

Describe the present and original (if known) physical appearance

The Chapin Park Historic District derives its name from Horatio Chapin, a prominent South Bend banker, who purchased this tract of land in the 1850s. First used exclusively by Chapin as his private estate, the property was divided by his son and daughter, Edward and Mary, at the time of his death in 1871.

Edward platted the western half of the estate and laid out Park Avenue in 1890. Mary platted the area east of Park Avenue shortly afterwards. In 1891, Christopher Fassnacht bought and platted the southern portion of Edward's property which contained the Chapin House. Soon the demands of growing South Bend made the area an investor's dream and houses were built until about 1910, by which time it achieved the general appearance we have today.

The St. Joseph River flows along the northern edge of the district with high bluffs overlooking the river and Leeper Park to the north and east. The land gradually slopes away to the south then levels off at Navarre Street. Prior to 1905 Lamonte Creek followed the route of what is now Lamonte Terrace.

Most of the structures, with the exception of those along the western, southern and eastern boundaries, are residences. The nonresidential buildings include a medical complex, houses of worship, a small firehouse now used as a theatre, and small private businesses. Each block is intersected by narrow alleys giving access to the rear of each property. Houses are uniformly spaced with small, wooded lawns.

The buildings in the district exhibit a continuous evolution in architectural styles from the Gothic Revival of the 1850's to the Second Empire, Shingle, Queen Anne and Neo-Jacobean styles of the last three decades of the nineteenth century. In the first decade of the twentieth century the Prairie Style and the Classic Box were added to complete the district's architectural timeline.

With the exception of a few houses that face a court or alley, the structures face the street of their address. Most of the houses have garages or sheds which open onto their respective alleys.

Many of these out-buildings are in deteriorated condition. Rex, Navarre, Forest and Manitou Streets and North Lafayette Boulevard are straight east-west or north-south, but the main arteries of east-west Lamonte Terrace and north-south Park Avenue have conformed to the caprices of the landscape. Respectively, they descend the old streambed of Lamonte Creek and gently slope with the hills of Park Avenue. These meandering streets play an important part in the appearance of the streetscapes allowing for interesting architectural and graphic vistas. Other features are the brick-paved streets of the 1890s and the original lamp-post lighting along Park Avenue which lends a soft light to the street-scape at night. Trees, some of which remain from Horatio Chapin's time, are in abundance throughout the district.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

According to the City of South Bend Historic Sites and Structures Survey conducted by the architectural firm of Crumlish/Sporleder & Associates, the proposed Chapin Park Historic District contains the highest concentration of architecturally significant structures to be found in the city. This is not surprising since many of the city's most prominent business, civic and professional leaders resided there at the end of the 19th century and well into the 20th.

With most of its housing stock still intact, the district is notable for the integrity of the building styles to be found within its boundaries; for the quality of workmanship and architectural detail; for the integrity of use and scale; and for the quality of its distinctive "street furniture," red-brick streets, Victorian lamp-posts, and lushly wooded lawns, some of which are enclosed with wrought iron fences.

The diversity of architectural styles to be found within the district range from the Gothic Revival of the 1850s to the Second Empire, Shingle, Queen Anne and Neo-Jacobean styles of the last three decades of the 19th century. With the advent of the 20th century, Prairie Style houses and the Classic Box made their appearance. The interaction of these styles gives the Chapin Park Historic District a look and feel today that is not found elsewhere in the city, and accounts for the enormous popularity of the Park Avenue Neighborhood Association's house tours, candlelight walks, and other activities that highlight the distinctive architectural character of the neighborhood.

The person who started it all was Horatio Chapin, who purchased this forty acre tract of land just north of the city limits in 1855 from the State Bank of Indiana. The boundaries of his property establish the general boundaries of the proposed district. Chapin at that time was the manager of the State Bank in addition to being an area religious leader and a real estate investor. Shortly after his land purchase in 1855, Chapin and his wife Martha built a Gothic Revival house on Navarre Street. They surrounded the house with an extensive orchard and called the area Chapin Park. Their Gothic Revival house was the only structure in the area for nearly two decades until Chapin's death in 1871. At that time his daughter, Mrs. Mary Anderson, wife of Judge Andrew Anderson, built a house at what is now 710 Park Avenue. It was built facing Lamont Creek and was later turned to face Park Avenue when the creek was put underground.

It was not until 1890 that Mary and Chapin's son Edward platted the area and laid out Park Avenue. In 1891 Christorpher Fassnacht, owner of the South Bend Lumber Company, bought the property which contained the Chapin House and moved the house a block south and east. He soon began developing the area into a residential neighborhood appealing to the wealthier citizens of South Bend.

Prominent residents in addition to Fassnacht who were influential in the growth of South Bend were: George and Fannie Hillier Hodson, lumber manufacturer and builder

9. Major Bibliographical References

- 1) Anderson and Cooley, comps. South Bend and the Men Who Have Made It, South Bend Tribune Printing Co., 1901
- 2) Brown, Edyth J., The Story of South Bend, South Bend Vocational School Press, 1920.
- 3) Peat, Wilbur D., Indiana Houses of the Nineteenth Century, Indianapolis, Indiana Historical Society, 1962

10. Geographical Data

see continuation sheet

Acreage of nominated property Approx. 87 acres

Quadrangle name South Bend West, Indiana

Quadrangle scale 1:24000

UMT References

A

1	6
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5	6	1	7	1	0
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4	6	1	5	3	4	0
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Zone Easting Northing

B

1	6
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5	6	2	3	2	0
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4	6	1	5	0	5	0
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Zone Easting Northing

C

1	6
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5	6	2	3	2	0
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4	6	1	4	8	5	0
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D

1	6
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5	6	2	2	8	0
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4	6	1	4	3	6	0
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E

1	6
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5	6	2	0	0	0
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4	6	1	4	3	5	0
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F

1	6
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5	6	1	5	0	0
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4	6	1	5	0	8	0
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G

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H

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Verbal boundary description and justification

The St. Joseph River on the north from Leland Avenue on the west to Lafayette Boulevard on the east. Thence south along the west curb of Lafayette to Park Lane. Thence east along the south curb to the alley east of Main Street. Thence south on the alley

List all states and counties for properties overlapping state or county boundaries see continuation sheet

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Park Avenue Neighborhood Historic District Committee,
James D. Conley, Chairman

organization Park Avenue Neighborhood Association date April 3, 1980

street & number 310 West Navarre Street telephone (219) 287-0853

city or town South Bend state Indiana 46616

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title Indiana State Historic Preservation Officer

date

For HCPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

Chief of Registration

**United States Department of the Interior
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The district's basic boundaries were determined by the land tract which Chapin purchased from his bank in 1855, measuring forty acres. These boundaries were roughly what is now Navarre Street on the south, originally the city's northern boundary; Lafayette Boulevard on the east; the first alley west of Forest on the west; and the river on the north. The natural boundaries of the district today are the St. Joseph River on the north; Portage Avenue on the west (a mixed commercial-residential street and a principle traffic artery leading to the northwest suburbs); Main Street on the east; and Madison Street on the south.

A man-made wall of encroaching commercialism and semi-professional enterprises about and at times cross these boundaries. These structures include Memorial Hospital and the South Bend Medical Foundation on the east and commercial buildings along Portage Avenue on the west. Downtown South Bend begins south of Madison Street. The bulk of Leeper Park has been omitted because it continues for some distance east of the district. There are approximately 270 buildings in the district. The general condition of the structures ranges from excellent to good; none are in great disrepair; nearly all are structurally sound and only a few have been altered significantly. There has been a resurgence of interest in the area since the mid-60s with many of the houses being restored to their original appearance. A partial list of the principle buildings in the district includes: (Buildings numbers are also photograph numbers.)

- 1) 407 West Navarre Street - Chapin House- Original home of Horatio Chapin built in 1857. Moved from original site near Lamonte Terrace in 1891. Beautiful example of the Gothic Revival Style with vertical board and batten and shingle siding. Entry porch across front; glass carport. Five fireplaces with marble mantels, oak flooring and sycamore woodwork, two secret passageways. The interior is in excellent condition. The exterior is undergoing careful restoration in order to return it to its original appearance.
- 2) 710 Park Avenue - Two-story Second Empire Style home with clapboard siding and a three and one-half story tower encasing a circular staircase. This is the second dwelling built in the Chapin Park estate; built by Chapin's son-in-law, Judge Andrew Anderson, about 1875. Moved 150 feet north in 1905 to make way for the new Lamonte Terrace at which time the porch and three rooms on the rear were added. Well-maintained with several stained-glass windows.
- 3) 723 Park Avenue - Hodson's Castle - Two and one-half story Queen Anne, modified. Somewhat cramped on its property. Extremely elaborate crossplan, pitched roof with dormers, tower and bays; mansard roof wraps around the rear. Wooden double doors glazed and panelled with stained glass transom. Built in 1888 by George T. Hodson, a prominent South Bend lumber manufacturer. The original porch was removed in the 1920s.
- 4) 720 Park Avenue Classically detailed house built in 1878 with spindle porch trim. Two story gallery porch wraps around the side on the first floor only. Built by James DuShane, co-founder of South Bend Electric Co. and the Public Library.
- 5) 730 Park Avenue - Noted South Bend architect Ernest W. Young won a national architectural award for this house, which has a central plan and which is whiteshingled and colonial in style. It was built in 1911. This is one of the few houses that has been well-maintained since the time it was built.

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6) 518 North Lafayette Boulevard - Built in 1893, one of the best examples of the Neo-Classical Style in South Bend. Elaborate, colonaded balcony and carport with paired Ionic columns, grand staircases and ornate windows. Country estate in rural setting with a large two-story barn to the rear of the property. It will be moved within the year to make way for growth of the South Bend Medical Foundation.

7) 308 Lamonte Terrace - An excellent example of the Prairie Style, built in 1912 by the well-known South Bend architectural partnership of E.R. Austin and N. Roy Shambleau. Two stories, wood-frame and hipped roof.

8) 321 Lamonte Terrace - Multi-family dwelling built in 1907. The first of its kind in South Bend. Prairie Style with stucco exterior walls, boxed, projecting windows on first floor, wood string course and trim. George Selby and Ernest Young were the architects.

9) 801 Park Avenue - Two story classically detailed house built in 1885, one of the older houses in the district, with an attractive V-shaped front lawn. Low hip roof entry porch wraps around south and east, dentilled frieze board.

10) 725 Park Avenue - Two story Shingle Style with gambrel roof. Dormers and gables, generally simple fascia boards but several areas of bracketting, glazed single leaf wood panel door with cut glass, glazed sidelights. Front porch wraps around the west and north with a distinctive, round corner. Built in 1900.

11) 916 Riverside Drive - Two and one-half story Tudor Revival overlooking St. Joseph River, with a circular drive. Walls of brick and stucco with timber decor. Built in 1906 with irregular placement for its open timbering, typical features of this style. The first owner was a prominent outdoor lighting manufacturer of South Bend, George Cutten.

12) 417 West Navarre Street - Three story shingle Style built in 1890. On a pishaped lot with houses of similar proportion all around. Two-story, curved wall, south-west corner with "engaged-tower". Clapboard except wood shingled in peaks and second story. Fine woodwork and exterior in good condition.

13) 708 North Lafayette Boulevard - Good example of the early Prairie Style, designed by Ernest Young. Two-story rectangular brick, tall chimneys, cement wash and projecting clay-tile flues, built in 1916. Owned by Alexis Coquillard, nephew of the founding father of South Bend. Mrs. Coquillard still lives in the house.

14) 821 Forest Avenue - Typical of many houses on Forest Avenue, in the Vernacular, Neo-Jacobean Style. Spindle porch, shed roof and pedimented entry bay with spindle frieze and turned wood columns.

15) 902 Riverside Drive - Colonial Style, two and one-half stories on prominent site overlooking St. Joseph River. Constructed in 1906 of wood clapboarding with pedimented entry porch, Palladian, tripart window on south gable and one external brick chimney. In excellent condition.

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16) 701 Portage Avenue - South Bend Civic Theatre - Rectangular hipped-roof firehouse built in 1898 on the site of Camp Rose, a Civil War camp, with historic marker on site. Main brick facade has a garage door for fire trucks. Structurally sound. Renovation in progress. Important western anchor of the district.

17) 802 North Lafayette Street - YMCA - Built as a YMCA in 1928, it is the highest and most massive building in the area apart from the hospital complex. Neo-Classical Style. Four stories with a flat roof, stonecapped parapet and stone cornice. Red garden wall brick used as the building material.

18) 207 West Madison - Christian Science Church - Classic Revival built in 1916. The church is built of steel-trussed construction, faced with Indiana Bedford limestone. The interior houses a second floor auditorium topped by a 25 foot dome. Leon E. Stanhope of Chicago was the architect. In original condition.

Inclusive Street Address Numbers of the
Chapin Park Historic District

207-507 (odd nos. only), 802-840 Main Street
404-506, 515-631 (odd nos. only), 633-804 Lafayette Boulevard
607-955 Park Avenue
704-865 Forest Avenue
278-822, 826-1010 (even nos. only) Leland Avenue
805-835 Ashland Avenue
703 & 716 Portage Court
370, 605-720, 720-836 (even nos. only) Portage Avenue
410-426 (even nos. only) William Street
848-984 Riverside Drive
608-710 (even nos. only) Rex Street
406-424 Manitou Place
306-435 Lamonte Terrace
304-417, 421 & 425 Navarre Street
211-328 Marion Street
207-329 (odd nos. only) Madison Street
115-201 (odd nos. only), 218 Bartlett Street
116 & 130 Park Lane

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CHAPIN PARK HISTORIC DISTRICT

Intrusions located within the district boundaries are as follows:

Frank's Place (Photo #23)	327 W. Marion Street
Pat's Barber Shop (Photo #23)	514 N. William Street
Heaven 'N Earth (Photo #23)	514 N. William Street
Parking lot for Welsheimer's Funeral Home	Southeast corner of Portage Avenue and Navarre Street (Funeral home is not located within district.)
Mumford's Food Market (Photo #24)	626 Portage Avenue
Loretta's Fashion Tress (Photo #24)	630 Portage Avenue
Markee Thrift Shop (Photo #24)	632 Portage Avenue
Commercial Block:	824-838 Portage Avenue (even numbers only)
Gerard Pharmacy and parking lot	
Rupel Typesetting Corporation	
Half Hour Laundromat	
Art Craft Printer	
Jeans 'N Things	
Pasquale Rulli Inc.	
Mas Oyama's Kyokushin Kai-Kan Karate	117 Bartlett Street
Houser-Norborg Medical Corporation and parking lot	515 N. Lafayette Boulevard
Leeper Park Tennis Center	Lafayette St. at Park Lane

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of many houses in the neighborhood including their own at 723 Park Avenue; A.P. Sibley and his wife Ester Stone Sibley, and George and Kate Ware, of Sibley and Ware Foundry, who built houses on Lamonte Terrace; lawyer and accountant George E. Clarke, who lived with his first wife, Mamie Giddings, a musician, and later with his second wife, Mary Vanderhoof, on Lamonte Terrace. Their daughter, Mary Clarke Coquillard, still lives in her Prairie Style house at 708 North Lafayette.

In 1895, land unused by the Waterworks Department bordering the northeast corner of the district was donated for the development of a park. It was named after David Leeper, State Senator, Representative, Mayor, and life-long resident of South Bend.

With the onset of World War II, every effort was made to accommodate the local labor force engaged in wartime production. As a result, many of the large houses were remodeled for multiple-family use. Later, the area was zoned for commercial use. In an effort to reduce maintenance costs, trim and architectural detail were stripped or covered up. Memorial Hospital and the South Bend Medical Foundation expanded along the district's eastern edge. Several houses were destroyed to accommodate the hospital's need for additional parking. Others are being moved to enable the foundation to expand.

In order to preserve the residential and architectural character of the district the Park Avenue Neighborhood Association petitioned to have the district re-zoned to single-family, residential use. This effort succeeded in 1976. The neighborhood renaissance that began in the 1960s is prevailing. Houses and grounds are well-maintained. Many have been, or are in the process of being restored to their original appearance--not just the architecturally significant ones, but the contributing structures as well. The design amenities one finds in Chapin Park, such as consistency in building setbacks, heights and spacing, a mature landscape, and a variety of building styles, contribute to the district's architectural cohesion and to the neighborhood's sense of identity.

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- 4) South Bend Public Library verticle file.
- 5) South Bend Times 1853-1870.
- 6) South Bend Tribune. Weekly and daily, 1872-1979.
- 7) Young, C.E., ed. South Bend, World Famed, South Bend: Handelsman & Young, 1922.

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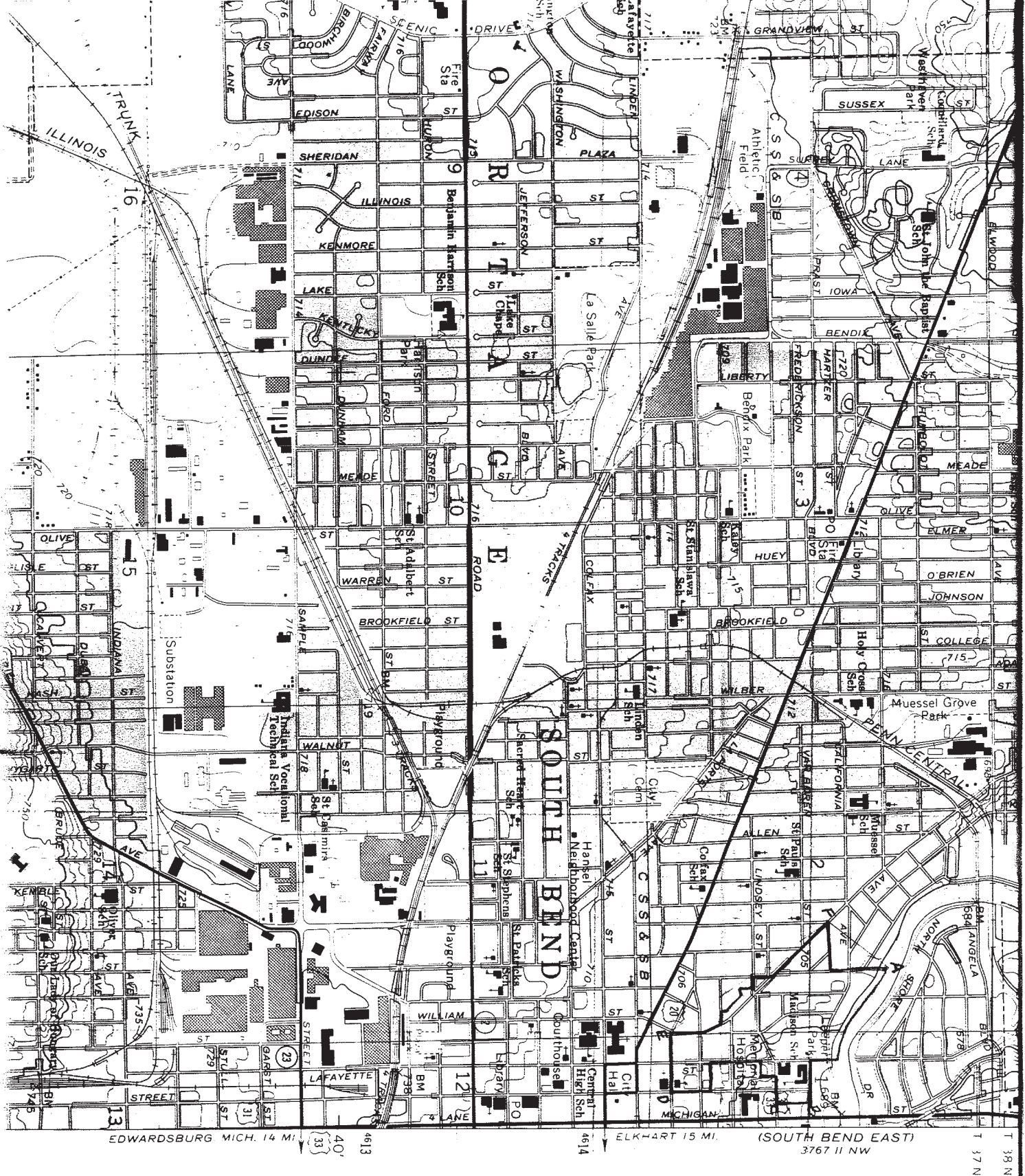
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to Bartlett Street. Thence west along the north curb of Bartlett to the alley east of Lafayette. Thence south 200 feet along the alley to the east-west alley leading to Lafayette. Thence west along that alley to Lafayette Street. Thence south along the west curb of Lafayette to a point 75 feet south of the east-west alley between Lafayette and Main Street that has been vacated to permit the South Bend Medical Foundation to expand. Thence east on that line to Main Street. Thence south on the west curb on Main to Madison Street. Thence west on Madison along the north curb to William Street. Thence northwest on the east curb of William to Navarre Street (at this point William becomes Portage Avenue, a major thoroughfare, mixed residential and commercial use, leading to the northwest suburbs). Thence west along the north curb of Navarre to the alley west of Portage. Thence northwest on the alley to Lindsey Avenue. Thence west on Lindsey along the north curb to Leland Avenue. Thence north on Leland along the east curb to Portage Avenue. (This jog incorporates the old firehouse, now the South Bend Civic Theater.) Thence northwest along the east curb of Portage to Rex Street. Thence east along the south curb of Rex to Leland Avenue. Thence north along the east curb of Leland to the St. Joseph River.

NOTE: Memorial Hospital and the South Bend Medical Foundation of the east account for the eastern boundary's lack of symmetry.



Chapin Park Historic District South Bend, Indiana

UTM References:

A 16/561710/4615340 B 16/562320/4615050

C 16/562320/4614850 D 16/562280/4614360

E 16/562000/4614350 F 16/561500/4615080